

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 11/26/2013	(3) CONTACT/PHONE Cheryl Journey, Chief Building Official/(805) 781-1314	
(4) SUBJECT Submittal of a resolution regarding local conditions and introduction of an Ordinance Amending Title 19 (Building and Construction Ordinance) by adopting the 2013 edition of the California Building Standards Code and setting December 3, 2013 as the date to hold a public hearing. All Districts.			
(5) RECOMMENDED ACTION It is recommended that the Board: <div style="margin-left: 20px;"> (1) Adopt the attached resolution regarding local conditions. (2) Introduce the attached ordinance and set December 3, 2013 as the date to hold a public hearing on an ordinance adopting and amending the 2013 California Building Standards Code. (3) Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the County no later than November 22, 2013, indicating the general nature of the proposed Ordinance amendments that will be considered on December 3, 2013, can act as the alternative publication. (4) Designate the Building Official to prepare a summary of the proposed ordinance. (5) Instruct the County Clerk to publish the summary in a newspaper of general circulation and post the full text in the clerk's office at least five days prior to December 3, 2013 and within 15 days after adoption of the ordinance. </div>			
(6) FUNDING SOURCE(S) Current Budget	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$0.00	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT { } Consent { } Presentation { } Hearing (Time Est. ____) {x} Board Business (Time Est. <u>10 minutes</u>)			
(11) EXECUTED DOCUMENTS {x} Resolutions { } Contracts {x} Ordinances { } N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: { } 4/5th's Vote Required {x} N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY {x} N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) All Districts			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Cheryl Journey, Chief Building Official

VIA: Kami Griffin, Acting Planning Director

DATE: 11/26/2013

SUBJECT: Submittal of a resolution regarding local conditions and introduction of an Ordinance Amending Title 19 (Building and Construction Ordinance) by adopting the 2013 edition of the California Building Standards Code and setting December 3, 2013 as the date to hold a public hearing. All Districts.

RECOMMENDATION

It is recommended that the Board:

- (1) Adopt the attached resolution regarding local conditions.
- (2) Introduce the attached ordinance and set December 3, 2013 as the date to hold a public hearing on an ordinance adopting and amending the 2013 California Building Standards Code.
- (3) Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the County no later than November 22, 2013, indicating the general nature of the proposed Ordinance amendments that will be considered on December 3, 2013, can act as the alternative publication.
- (4) Designate the Building Official to prepare a summary of the proposed ordinance.
- (5) Instruct the County Clerk to publish the summary in a newspaper of general circulation and post the full text in the clerk's office at least five days prior to December 3, 2013 and within 15 days after adoption of the ordinance.

DISCUSSION

Every three years, the national model construction codes are republished to incorporate all code changes accepted by majority vote of members attending the annual code development meetings. The State of California adopts and amends the most recent edition of the codes, which are subsequently published by the Building Standards Commission. The Commission completed the adoption process for the 2013 edition of the California Building Standards Code, also known as Title 24. As a result, the new codes (2013 California Building, Residential, Mechanical, Plumbing, Electrical, Energy, Green and Fire Codes) will become effective statewide on January 1, 2014.

The California Health and Safety Code allows the County to amend provisions of the California Building Standards Code due to local climatic, geological, or topographical conditions. The action recommended, is the opportunity to include amendments to codes that address unusual local conditions in the unincorporated areas of the County of San Luis Obispo. The proposed resolution contains the findings required to justify the proposed Code modifications (See Attachment A).

Technical Summary

The proposed ordinance will amend existing Chapters of the county code that adopt and amend the 2013 California Building Standards Code. (See Attachment C)

Amendment changes for this adoption cycle are primarily for clarification. Staff recommends amendments for fire sprinklers using new tables which have been developed to clarify the requirements for automatic sprinkler systems. Additionally, for qualifying accessory structures there is an increase in allowable

square footage before sprinklers are required. There are also some minor editorial changes related to references within the code and correction of numbering sections. Some changes in the grading portion are due to the Stormwater changes in the Land Use Ordinances.

Past code adoptions by the County have included administrative and technical amendments to the construction codes to address special situations or conditions unique to the unincorporated areas of the County. Since there have been no changes in special climatic, geologic, or topographic conditions in County of San Luis Obispo, staff recommends that previous amendments be carried over to the new codes. Attachment B illustrates actual text changes for all proposed amendments to the various codes. There are no new initiatives in this code adoption process; shaded text is either a continuation of an existing amendment to an adopted code or the incorporation of existing county code text into the new adopted code.

The preliminary draft of the proposed amendments was reviewed by Building officials, Fire officials, Planning officials, and County Counsel.

OTHER AGENCY INVOLVEMENT/IMPACT

The County Planning and Building Department will be affected by, and has been advised of, the changes to the California Fire Code.

County Counsel has approved the resolution as to form and legal effect.

FINANCIAL CONSIDERATIONS

There are no financial impacts.

RESULTS

Introduction of these amendments today will allow them to be heard on December 3, 2013 and become effective January 1, 2014. Adopting these amendments to County Code will improve the safety of the public and firefighters and reduce fire related loss to life, property and the environment. Throughout this adoption process our goal of improving interagency and stakeholder communication and cooperation, to better serve our community, has been successful.

ATTACHMENTS

Attachment A – Resolution adopting Special Findings
Attachment B - Proposed Ordinance showing changes
Attachment C – Signed version of ordinance